



2/20 MCINHERNEY CLOSE

\$2,185,000 - \$2,250,000

Charm & Sophistication

- ▶ Captivating and expansive north/easterly aspect
- ▶ Panoramic waterway views from almost every angle
- ▶ Level easy care grounds perfect for family & pets
- ▶ High ceilings, floor to ceiling windows, separated living areas
- ▶ Ground floor guest suite with walk in robe and private courtyard
- ▶ King sized bedrooms, plus separate retreat/ study area
- ▶ Covered outdoor terrace overlooks easy care grounds and pool
- ▶ Protected harbour with a shared pontoon and boat ramp
- ▶ Self managed strata, both owners share cost of building insurance per year

Council Rates: \$5,200 pa
 Strata Fees: \$1,390 pa
 Land Size: 633 sqm
 Stamp Duty: \$106,805 if sold @ \$2,250,000

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We strongly recommend that you clearly register your interest with our representative at the open for inspection so that in the event of a sale being imminent, your position is protected. We make every effort to contact all interested parties prior to a property being sold.



Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.



2/20 Mcinherney Close, Port Macquarie

disclaimer
The information on this and previous pages has been furnished to us by the vendor of the property. We have not verified whether or not that information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate.

collection notice
We use personal information collected from you during open for inspections for security purposes. We may also use that information to contact you with respect to this property and others which we believe may interest you and in providing the information you agree to this use unless you advise us differently.
If the information is not provided, we may not be able to provide an effective service to you.
Other than in the circumstance allowed under the Privacy Act 1988, we do not disclose information of this kind to other parties.
If you would like to contact us or access this information, you can do so by contacting us at 67-69 Horton Street, Port Macquarie - phone 65836000, fax 6583 6966 or email mail@portmacquariefn.com.au. You can also correct this information if it is inaccurate, incomplete or out of date.

